

SITE DEVELOPMENT DATA:

- ACREAGE: ±5.69 TAX PARCEL NO.: 193-103-02
- EXISTING ZONING: I-1 PROPOSED ZONING: MUDD (CD)
- EXISTING USE: OFFICE
- PROPOSED USE: UP TO 275 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT

 GENERAL PROVISIONS
 SITE LOCATION. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Kairoi Residential (the "Petitioner") to accommodate the development of a multi-family residential community on an approximately 5.69 acre site located at 10005 Monroe Road on the east side of Monroe Road between Galleria Boulevard and Sardis Road North, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 193-103-02. b. ZONING DISTRICTS/ORDINANCE. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of

Charlotte Zoning Ordinance (the "Ordinance"). The regulations established under the Ordinance for the MUDD zoning district shall govern the development and use of the Site. c. GRAPHICS AND ALTERATIONS. The schematic depictions of the uses, parking areas, sidewalks, buildings, internal drives and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of

the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan. The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. The total number of principal residential buildings to be developed on the Site shall not exceed four (4). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of principal residential buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal residential buildings located on the Site. Accessory buildings and structures may include, without limitation, a a clubhouse, cabana, maintenance shop, trash enclosures and compactors, dog wash areas, bike storage rooms, pool equipment rooms and similar structures typically found in multi-family communities.

PERMITTED USES/DEVELOPMENT LIMITATIONS

a. The Site may only be devoted to a residential community containing a maximum of 275 multi-family dwelling units together with any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center, clubhouse, co-working areas, swimming pool, dog park, playground and other gathering areas typically found in multi-family communities.

ACCESS AND TRANSPORTATION IMPROVEMENTS

a. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards. b. The alignments of the internal private drives and internal vehicular circulation areas may be modified by Petitioner to accommodate changes in traffic patterns and parking layouts and to accommodate any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

- ARCHITECTURAL STANDARDS
 The maximum height of any building located on the Site shall be 65 feet as measured under the Ordinance. b. The architectural and design standards set out below shall apply to all principal residential buildings constructed on the Site.
- (1) For buildings of 150 feet in length or longer, facades shall be divided into shorter segments by means of modulation. Such modulation shall occur at intervals of no more than 60 feet and shall be no less than 2 feet in depth, and no less than 10 feet in width.
- (2) Arcades, galleries, colonnades and outdoor plazas or similar pedestrian-oriented ground floor designs may be incorporated into facades, but such features shall not encroach into setbacks as prescribed under the MUDD zoning district.
- (3) Each building shall contain at least one prominent entrance. A prominent entrance is defined as a building entrance that is visually distinctive from the remaining portions of the facade where it is located. Entrances that contain at least three of the following are considered a prominent entrance: decorative pedestrian lighting/sconces; architectural details carried through to upper stories; covered porches, canopies, awnings or sunshades; archway transom or sidelight windows; terraced or raised planters; common outdoor seating enhanced with specialty details, paving, landscaping or water features; double doors; stoops or stairs. (4) All ground floor entrances, excluding those in units with ground floor patios and balconies, shall include direct pedestrian connections between street facing doors and adjacent

<u>STREETSCAPE</u>

a. A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's frontage on Monroe Road as generally depicted on the Rezoning Plan. The Petitioner will provide a permanent sidewalk easement for any portion of the multi-use path located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the multi-use path where feasible.

ENVIRONMENTAL FEATURES

- a. Development of the Site shall comply with the City of Charlotte Tree Ordinance. b. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

a. Amenity areas shall be provided on the Site. At a minimum, the amenity areas shall contain a clubhouse, fitness center and a swimming pool. The amenity areas are generally depicted Rezoning Plan.

AMENDMENTS TO THE REZONING PLAN a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

AMENDMENTS TO THE REZONING PLAN

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or

Or imley 氢 REZONING **PETITION** STANDARDS STANDARDS

> DATE 06-15-2022 PROJECT NO. 017524002 SHEET NUMBER